

Mr. & Mrs. Donald Kahn
2032 Jolly Road
Baltimore, MD 21209

RE: Item No. 455, Case No. 92-425-A
Petitioner: Donald Kahn, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Kahn:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Your petition has been received and accepted for filing this 4th day of May, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Donald Kahn, et ux
Petitioner's Attorney:

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: May 13, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - 5/11/92

The Office of Planning and Zoning has no comments on the following petitions:

Jerald & Brenda Windes - Item 453
Daniel & Susan Gutkin - Item 454
Donald & Anne Kahn - Item 455 ✓
Ronald W. Bair - Item 457
William & Mary Jane Kramer - Item 459
Douglas & Judith Celmar - Item 460

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

5.11.92.txt
Petitns.txt

RECEIVED
MAY 14 1992

ZONING OFFICE

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DONALD KAHN AND ANNE KAHN
Location: #2032 JOLLY ROAD
Item No.: *455 (LEO) Zoning Agenda: MAY 11, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl A. B. Jr.* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

RECEIVED
MAY 14 1992
ZONING OFFICE

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature *R. J. Family* Date 5/18/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
7690 Deereco Road Limited Partnership	450	N/C	5-11-92
DED DEPRM RP STP TE			
Orville Jones	451	N/C	
DED DEPRM RP STP TE			
Harbor Realty Partnership	452	N/C	
DED DEPRM RP STP TE			
Jerald H. And Brenda D. Windes	453	N/C	
DED DEPRM RP STP TE			
Daniel C. And Susan E. Gutkin	454	N/C	
DED DEPRM RP STP TE			
Donald And Anne Kahn	455	N/C	
DED DEPRM RP STP TE			
Signet Bank, Maryland	456	N/C	
DED DEPRM RP STP TE			
Ronald W. Bair	457	N/C	
DED DEPRM RP STP TE			
A. Eric And Esther J. Dott	458	N/C	
DED DEPRM RP STP TE			
William J. And Mary Jane Kramer	459	N/C	
DED DEPRM RP STP TE			
Douglas B. And Judith A. Celmar	460	N/C	
DED DEPRM RP STP TE			

COUNT 11

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature *David H. Brey* Date 5/18/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
7690 Deereco Road Limited Partnership	450	No Comment	5-11-92
DED DEPRM RP STP TE			
Orville Jones	451	No Comment	
DED DEPRM RP STP TE			
Harbor Realty Partnership	452	No Comment	
DED DEPRM RP STP TE			
Jerald H. And Brenda D. Windes	453	No Comment	
DED DEPRM RP STP TE			
Daniel C. And Susan E. Gutkin	454	No Comment	
DED DEPRM RP STP TE			
Donald And Anne Kahn	455	No Comment	
DED DEPRM RP STP TE			
Signet Bank, Maryland	456	No Comment	
DED DEPRM RP STP TE			
Ronald W. Bair	457	No Comment	
DED DEPRM RP STP TE			
A. Eric And Esther J. Dott	458	No Comment	
DED DEPRM RP STP TE			
William J. And Mary Jane Kramer	459	No Comment	
DED DEPRM RP STP TE			
Douglas B. And Judith A. Celmar	460	No Comment	
DED DEPRM RP STP TE			

COUNT 11

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature *David H. Brey* Date 5/18/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
7690 Deereco Road Limited Partnership	450		5-11-92
DED DEPRM RP STP TE		NC	
Orville Jones	451		
DED DEPRM RP STP TE		NC	
Harbor Realty Partnership	452		
DED DEPRM RP STP TE		NC	
Jerald H. And Brenda D. Windes	453		
DED DEPRM RP STP TE		NC	
Daniel C. And Susan E. Gutkin	454		
DED DEPRM RP STP TE		NC	
Donald And Anne Kahn	455		
DED DEPRM RP STP TE		NC	
Signet Bank, Maryland	456		
DED DEPRM RP STP TE		NC	
Ronald W. Bair	457		
DED DEPRM RP STP TE		NC	
A. Eric And Esther J. Dott	458		
DED DEPRM RP STP TE		NC	
William J. And Mary Jane Kramer	459		
DED DEPRM RP STP TE		NC	
Douglas B. And Judith A. Celmar	460		
DED DEPRM RP STP TE		NC	

COUNT 11

111 West Chesapeake Avenue
Towson, MD 21204

May 7, 1992

COPY

(410) 887-3353

Donald and Anne Kahn
2032 Jolly Road
Baltimore, Maryland 21209

Re: CASE NUMBER: 92-425-A
LOCATION: 478 Jolly Road, 210' S of Pleasant Cross Road
2032 Jolly Road
2nd Election District - 2nd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 17, 1992. The closing date is June 1, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

455

4/24/92

92-425-A

I, Rachel Benavides, residing
at 7119 Pheasant Cross, am aware of the
building to Donald Kahn's house at 2032 Jolly Road and do
not object to the encroachment to my property line.

Rachel Benavides

455

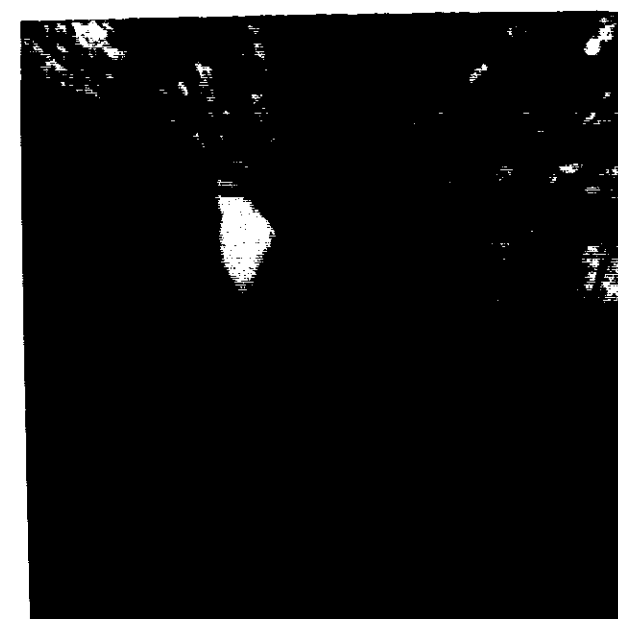
4/26/92

92-425-A

I, Elie Lizmi, residing
at 2026 Jolly Rd., am aware of the
building to Donald Kahn's house at 2032 Jolly Road and do
not object to the encroachment to my property line.

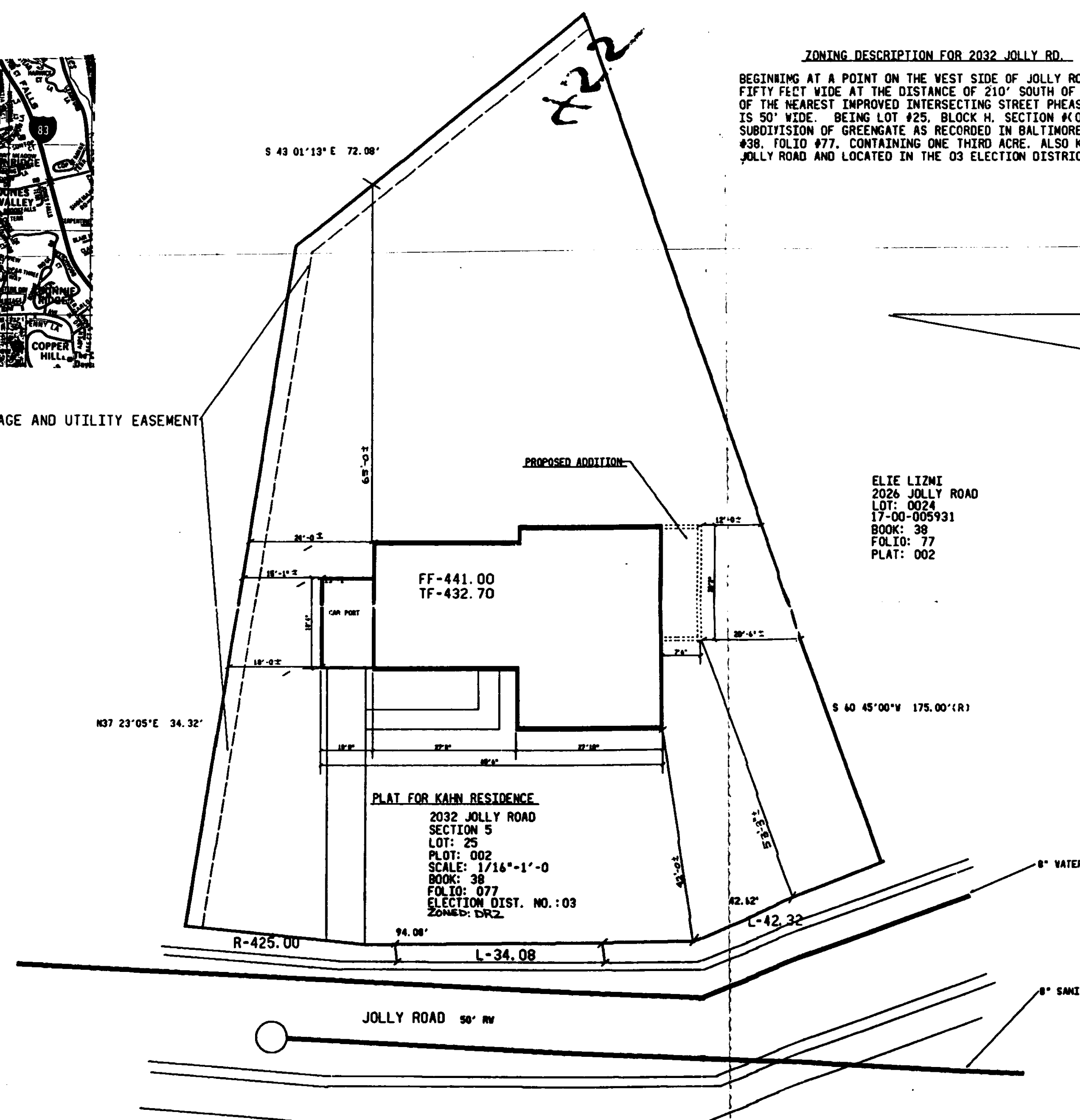
Elie Lizmi

455 92-425-A



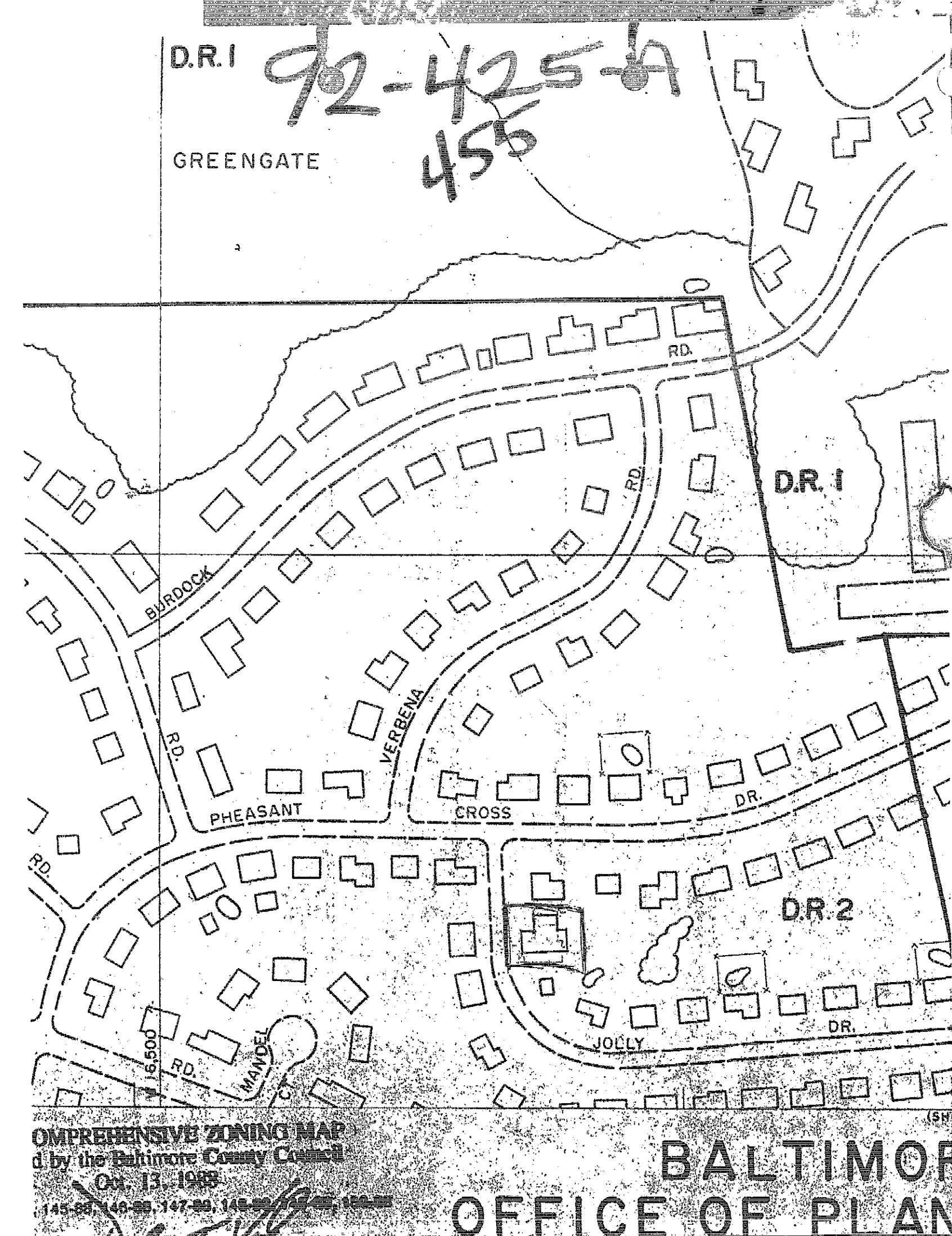
10' DRAINAGE AND UTILITY EASEMENT

JOSEPH BENANDT
7119 PHEASANT CROSS
LOT: 0001
17-00-003772
BOOK: 30
FOLIO: 0912
PLAT: 001



ZONING DESCRIPTION FOR 2032 JOLLY RD.
BEGINNING AT A POINT ON THE WEST SIDE OF JOLLY ROAD WHICH IS
FIFTY FEET WIDE AT THE DISTANCE OF 210' SOUTH OF THE CENTERLINE
OF THE NEAREST IMPROVED INTERSECTING STREET PHEASANT CROSS WHICH
IS 50' WIDE. BEING LOT #25, BLOCK H, SECTION #05 IN THE
SUBDIVISION OF GREENGATE AS RECORDED IN BALTIMORE COUNTY PLAT BOOK
#38, FOLIO #77, CONTAINING ONE THIRD ACRE, ALSO KNOWN AS 2032
JOLLY ROAD AND LOCATED IN THE 03 ELECTION DISTRICT.

Red Ex No 1



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
ORPENTO

SHEET
N.W.
9-C